

**Note: The following case(s) is/are included in this ad.**

**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-343</u></a>	<a href="#"><u>MILLER RB GEM L. L. C.</u></a>
<a href="#"><u>05-283</u></a>	<a href="#"><u>JUAN MARTINEZ</u></a>
<a href="#"><u>05-286</u></a>	<a href="#"><u>OSVALDO &amp; MILAGROS PALENZUELA</u></a>
<a href="#"><u>05-307</u></a>	<a href="#"><u>FORTY ACRE FARM LIMITED</u></a>
<a href="#"><u>05-366</u></a>	<a href="#"><u>OFELIA F. SAMA</u></a>
<a href="#"><u>05-377</u></a>	<a href="#"><u>SOUTH TUSCANY L. L. C. &amp; WILLIAM R. MIDDELTHON, JR., TRUSTEE</u></a>
<a href="#"><u>05-378</u></a>	<a href="#"><u>TAMIAMI KENDALL INVESTMENT, INC.</u></a>
<a href="#"><u>05-414</u></a>	<a href="#"><u>BOXFORD OVERSEAS LTD., INC.</u></a>

APPLICANT: MILLER RB GEM L. L. C.

- (1) SPECIAL EXCEPTION to permit a residential development in the BU-1A district.
- (2) MODIFICATION of Condition #2 of Resolution #CZAB11-1-99, passed and adopted by Community Zoning Appeals Board #11, only as it applies to the subject property and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Miller Medical Center,' as prepared by Miller Office Development Corp., dated 12-7-98 and consisting of 12 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Pedro Camejo Mixed Use Project Office & Townhouse Development,' as prepared by Villa & Associates, Inc., dated stamped received 2/21/06; Sheet L-1 dated stamped received 3/23/06 and consisting of 6 sheets in total."

- (3) DELETION of Condition #5 of Resolution #CZAB11-1-99, passed and adopted by Community Zoning Appeals Board #11, only as it applies to the subject property and reading as follows:

DELETE: "5. That the use be approved for and be restricted to a maximum of 104 clients."

- (4) MODIFICATION of Paragraph #2 of a Declaration of Restrictions recorded in Official Record Book 18475, Pages 1729 through 1743, only as it applies to the subject property and reading as follows:

FROM: "2. That the property shall be developed substantially with that plan submitted with the application entitled 'Miller Medical Center,' as prepared by Miller Office Development Corp., dated stamped received 12-07-98."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Pedro Camejo Mixed Use Project Office & Townhouse Development,' as prepared by Villa & Associates, Inc., dated stamped received 2/21/06; Sheet L-1 dated stamped received 3/23/06 and consisting of 6 sheets in total."

- (5) DELETION of Paragraph #1 of a Declaration of Restrictions recorded in Official Record Book 18475, Pages 1729 through 1743, only as it applies to the subject property and reading as follows:

DELETE: "1. The uses permitted on the subject property shall be limited to a bank with a drive-in teller facility, convalescent home, day care center and those uses permitted in the RU-5A zoning district."

The purpose of requests #2 - #5 is to permit the applicant to modify and delete conditions of the previous resolution and agreement and submit a new site plan indicating an office building and an apartment building on the subject property.

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HEARING NO. 06-6-CZ11-1 (03-343)

26-54-39  
Council Area 11  
Comm. Dist. 10

APPLICANT: MILLER RB GEM L. L. C.

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Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "B", MILLER OFFICE COMPLEX, Plat book 125, Page 36.

LOCATION: The Northwest corner of S.W. 59 Street & S.W. 135 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.77 Acres

PRESENT ZONING: BU-1A (Business – Limited)

APPLICANT: JUAN MARTINEZ

- (1) Applicant is requesting to permit an addition to a townhouse residence setback varying from 4' to 17' (20' required) from the rear (North) property line.
- (2) Applicant is requesting to permit a patio area of 346.2 sq. ft. (500 sq. ft. required).
- (3) Applicant is requesting to permit the townhouse residence setback 14.7' (15' required) from the side street (East) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Amnesty As-Built Plans for Mr. Juan Martinez at 14021 SW 56 LN," as prepared by Alberto L. Ribas, P. E. and dated 6/24/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 24, EVERGREEN HOMES VILLAS, Plat book 106, Page 84.

LOCATION: 14021 S.W. 56 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 47.33' x 85'

PRESENT ZONING: RU-4L (Limited Apt. House 23 units/net acre)

APPLICANTS: OSVALDO & MILAGROS PALENZUELA

- (1) Applicants are requesting to permit an addition to a single-family residence setback 4' (7.5' required) from the interior side (north) property line.
- (2) Applicants are requesting to permit a lot coverage of 40% (35% permitted).
- (3) Applicants are requesting to permit a spa setback 8.5' (10' required) from the interior side (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Osvaldo & Milagros Palenzuela Residence," as prepared by Arquitecto Design Group, Inc., dated 1/16/06 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 49, Block 32, SAN SEBASTIAN, UNIT NO. FIVE, Plat book 111, Page 9.

LOCATION: 4250 S.W. 135 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANT: FORTY ACRE FARM LIMITED

(1) GU to BU-1A

(2) Applicant is requesting to permit 1,048 parking spaces (1,157 parking spaces required).

REQUESTS #1 & #2 ON PARCEL "A"

(3) GU to IU-1

(4) Applicant is requesting to permit 997 parking spaces (1,052 parking spaces required).

REQUESTS #3 & #4 ON PARCEL "B"

(5) UNUSUAL USE to permit outdoor dining and table service for proposed restaurant and lounge/bars in conjunction with restaurants.

(6) SPECIAL EXCEPTION to permit 3 lounge/bars in conjunction with restaurants in the BU-1A zone.

(7) SPECIAL EXCEPTION of spacing requirements to permit the 3 lounge/bars spaced less than 1,500' from other alcoholic beverage uses.

Upon a demonstration that the applicable standards have been satisfied, approval of request # 2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "London Square," as prepared by Architectural Alliance, consisting of 20 pages dated 3-23-06 and plans entitled "London Square Development Plan" as prepared by Lawrence Levinson, AIA, consisting of 5 sheets dated 3/24/06 and an alcoholic beverage survey entitled "London Square Liquor Survey" as prepared by Aylward Engineering & Surveying, Inc. dated 11/18/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": The Northwest 1/4, of Northwest 1/4, LESS the North 35.00 feet thereof for Right-of-way purposes, in Section 14, Township 55 South, Range 39 East, Miami-Dade County, Florida. Less the following described Parcel of Land: A portion of the Northwest 1/4, of the Northwest 1/4 of Section 14, Township 55 South, Range 39 East, being more particularly described as follows: Begin at the point of intersection of the West line of the Northwest 1/4 of said Section 14, with the South line of the North 35.00 feet of the Northwest 1/4 of said Section 14; thence run N87°35'43"E, along the South line of the North 35.00 feet of the Northwest 1/4 of said Section 14, for a distance of 65.02 feet to the point of intersection with the East line of the West 65.00 feet of the Northwest 1/4 of said Section 14; thence run S03°53'20"E, along the East line of the West 65.00 feet of the Northwest 1/4 of said Section 14, for a distance of 5.00 feet to the point of intersection with the South line of the North 40.00 feet of the Northwest 1/4 of said Section 14; thence run S87°35'43"W, along the South line of the

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APPLICANT: FORTY ACRE FARM LIMITED

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North 40.00 feet of the Northwest 1/4 of said Section 14, for a distance of 6.09 feet to a point of curvature of a circular curve to the left; thence run Southwesterly to Southerly, along the arc of said circular curve to the left, having a radius of 40.00 feet, through a central angle of 89°59'22" for an arc distance of 62.82 feet; thence run S02°23'38"E, along a line tangent to the previous described curve, for a distance of 170.64 feet to a point of curvature of a circular curve to the right; thence run Southerly, along the arc of said circular curve to the right, having a radius of 5,784.58 feet, through a central angle of 01°08'05" for an arc distance of 114.56 feet; thence run S01°15'33"E, along a line tangent to the previous described curve, for a distance of 203.38 feet to the point of intersection with the West line of the Northwest 1/4 of said Section 14; thence run N03°53'20"W, along the West line of the Northwest 1/4 of said Section 14, for a distance of 533.70 feet to the point of beginning. And less the West 30.00 feet of the South 35.00 feet of the Northwest 1/4, of the Northwest 1/4 of said Section 14. And less the following described Parcel of Land: A portion of the Northwest 1/4, of Northwest 1/4 of Section 14, Township 55 South, Range 39 East, being more particularly described as follows: Begin at the Southeast Corner of the Northwest 1/4, of the Northwest 1/4 of said Section 14; thence S87°33'34"W, along the South Line of the Northwest 1/4, of the Northwest 1/4 of said Section 14, for a distance of 658.67 feet; thence N03°43'44"W for a distance of 1413.04 feet; thence N87°35'43"E, along a line parallel with and 35.00 feet South of the North Line of the Northwest 1/4 of said Section 14, for a distance of 662.62 feet; thence S03°34'08"E, along the East Line of the Northwest 1/4, of the Northwest 1/4 of said Section 14, for a distance of 1412.54 feet to the point of beginning. AND: PARCEL "B": A portion of the Northwest 1/4, of Northwest 1/4 of Section 14, Township 55 South, Range 39 East, being more particularly described as follows: Begin at the Southeast Corner of the Northwest 1/4, of the Northwest 1/4 of said Section 14; thence S87°33'34"W, along the South Line of the Northwest 1/4, of the Northwest 1/4 of said Section 14, for a distance of 658.67 feet; thence N03°43'44"W for a distance of 1413.04 feet; thence N87°35'43"E, along a line parallel with and 35.00 feet South of the North Line of the Northwest 1/4 of said Section 14, for a distance of 662.62 feet; thence S03°34'08"E, along the East Line of the Northwest 1/4, of the Northwest 1/4 of said Section 14, for a distance of 1412.54 feet to the point of beginning.

LOCATION: The southeast corner of S.W. 120 Street & S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 42.68 Net Acres

GU (Interim)  
BU-1A (Business – Limited)  
IU-1 (Industry – Light)

APPLICANT: OFELIA F. SAMA

- (1) Applicant is requesting to permit additions to a single-family residence setback varying from 11.25' to 18.4' (25' required) from the rear (south) property line.
- (2) Applicant is requesting to permit a lot coverage of 36% (35% maximum permitted).
- (3) Applicant is requesting to permit a planter setback 22.5' (25' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Covered Terrace and Addition to the Residence of Mrs. Ofelia F. Sama," as prepared by Eusebio M. Mora, dated stamped received 2/13/06 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 29, Block 37, WINSTON PARK, UNIT FOUR, Plat book 99, Page 72.

LOCATION: 13470 S.W. 78 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 89' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANTS: SOUTH TUSCANY L. L. C. & WILLIAM R. MIDDELTHON, JR., TRUSTEE

(1) GU & IU-3 TO RU-3M

(2) Applicant is requesting to permit a townhouse development with units setback 11' (15' required) from the rear property lines.

(3) DELETION of Declaration of Restrictions recorded in Official Records Book 21031, Pages 2319-2328.

The purpose of request #3 is to permit the applicant to delete a covenant tying the site to the previously approved controlled industrial uses.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

Plans are on file and may be examined in the Zoning Department entitled "Tuscany Villas West," Sheets SP-1 & SP-2 as prepared by Ford, Armenteros & Manucy, dated stamped received 2/27/06 and Sheets L-1 – L-6, as prepared by Witkin Design Group, dated 9/12/05 and Sheets A-1 – A-8, as prepared by Olivia-Meoz Architects & Planners, dated stamped received 1/10/05 totaling 17 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the west ½ of the east ½ of the SW ¼ of the SE ¼ of Section 14, Township 55 South, Range 39 East; AND: The north 1/3 of the west ½ of the SW ¼ of the SE ¼, less the south 209' thereof, of Section 14, Township 55 South, Range 39 East.

LOCATION: The southeast corner of S.W. 132 Street & theoretical S.W. 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.89 Gross Acres

IU-3 (Industry – Unlimited)

GU (Interim)

RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANT: TAMIAMI KENDALL INVESTMENT, INC.

- (1) BU-1A to RU-3M
- (2) DELETION of a Declaration of Restrictions recorded in Official Records Book 21213, Pages 3152 – 3168, only as it applies to the subject property.

The purpose of this request is to permit the applicant to delete a covenant for a previously approved commercial parcel which required, among other things, that the commercial development be approved through the Administrative Site Review Process, limited the commercial uses allowed and required a 25' landscape buffer.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: A portion of the SE ¼ of the SE ¼ of Section 14, Township 55 South, Range 39 East, being more particularly described as follows:

Begin at the southeast corner of Tract "A," of COURTS AT TUSCANY, Plat book 162, Page 87, said point lying on the north Right-of-Way line of S.W. 136<sup>th</sup> Street; thence run the following courses and distances along the boundary line of said COURTS AT TUSCANY: N02°20'50"W for 874.91'; thence N87°39'09"E for 490', said point lying 40' west of, as measured at right angles to, the east line of the said SE ¼ of Section 14; thence departing the said boundary line of COURTS AT TUSCANY run S02°05'11"E along a line that is 40' west of, and parallel with, the said east line of the SE ¼ of Section 14 for 620.45'; thence S87°39'09"W for 257.17'; thence S02°20'50"E for 255' to a point on the aforesaid north Right-of-Way line of S.W. 136<sup>th</sup> Street; thence S87°47'05"W along the said north Right-of-Way line of S.W. 136<sup>th</sup> Street for 230' to the Point of beginning.

LOCATION: Lying west of theoretical S.W. 127 Avenue and north of S.W. 136 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.3 Acres

BU-1A (Business – Limited)

RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANT: BOXFORD OVERSEAS LTD., INC.

- (1) MODIFICATION of Condition #2 of Resolution #CZAB11-12-04, passed and adopted by Community Zoning Appeals Board #11, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Caledonia Village,' as prepared by Frank Costoya, Architect, P. A., and dated stamped received March 18, 2004, with sheets SP-1, SD-1 and L-1 dated stamped received March 30, 2004, consisting of fourteen (14) sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Caledonia Village,' as prepared by Frank Costoya, Architect, P. A., and dated stamped received March 18, 2004, with sheets SP-1, SD-1 and L-1 dated stamped received March 30, 2004, consisting of fourteen (14) sheets and plans entitled 'Century Garden Village,' as prepared by ReyMar & Associates, Inc. and Pascual, Perez, Kliddjian & Associates, dated stamped received 3/16/06 and consisting of 19 sheets."

- (2) MODIFICATION of Paragraph #1 of a Declaration of Restriction, recorded in Official Records Book 22263, Pages 283 through 298, reading as follows:

FROM: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Caledonia Village,' as prepared by Frank Costoya, Architect, P. A., and dated stamped received March 18, 2004, with sheets SP-1, SD-1 and L-1 dated stamped received March 30, 2004, consisting of fourteen (14) sheets."

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Caledonia Village,' as prepared by Frank Costoya, Architect, P. A., and dated stamped received March 18, 2004, with sheets SP-1, SD-1 and L-1 dated stamped received March 30, 2004, consisting of fourteen (14) sheets and plans entitled 'Century Garden Village,' as prepared by ReyMar & Associates, Inc. and Pascual, Perez, Kliddjian & Associates, dated stamped received 3/16/06 and consisting of 19 sheets."

The purpose of these requests is to permit the applicant to submit revised site plans showing a fee simple townhouse development in lieu of the previously approved multi-family development.

- (3) Applicant is requesting to permit the townhouse units with a minimum of 350 sq. ft. of patio area (400 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

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APPLICANT: BOXFORD OVERSEAS LTD., INC.

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SUBJECT PROPERTY: A portion of the East 1/2 of the Northwest 1/4 of Section 4, Township 55 South, Range 39 East of Miami-Dade County, Florida as defined by the "Map of Surveys" covering Sections 4, 5 and 6 Township 55 South, Range 39 East, prepared by A.R. Toussaint & Associates, Inc., under order No. 8849, dated June 1989 and referenced in the boundary line agreement as set forth in the Partial Final Agreement under Case No. 86-24085-CA-14 recorded in Official Records Book 14239 at Page 1211 and re-recorded in Official Records Book 14242 at Page 597 and in Official Records Book 14308 at Page 1393 of the Public Records of Miami-Dade County, Florida; Commence at the Northwest corner of the East 1/2 of the Northwest 1/4 of said Section 4; thence run North 87°41'44" East, along the North line of the East 1/2 of the Northwest 1/4 of said Section 4, for a distance of 1339.18 feet to the Northeast corner of the Northwest 1/4 of said Section 4; thence run South 0°55'33" East, along the East line of the Northwest 1/4 of said Section 4, for a distance of 55.02 feet to the Point of Beginning of the parcel of land herein after described; thence run South 87°41'44" West, along a line 55 feet South of and parallel with the North line of the Northwest 1/4 of said Section 4 for a distance of 854.53 feet; thence run South 0°26'11" East for a distance of 829.13 feet; thence run South 89°33'49" West for a distance of 209.93 feet; thence run South 0°25'54" East for a distance of 128.63 feet; thence run North 89°33'49" East for a distance of 389.33 feet; thence run South 0°55'15" East for a distance of 339.65 feet; thence run North 87°45'02" East for a distance of 388.10 feet; thence run North 0°55'15" West for a distance of 708.05 feet; thence run North 39°08'08" East for a distance of 128.58 feet; thence run North 89°04'45" East for a distance of 43.25 feet; thence run North 0°55'15" West for a distance of 72.82 feet; thence run North 89°05'26" East for a distance of 169.00 feet to a point of intersection with the East line of the Northwest 1/4 of said Section 4; thence run North 0°55'15" West, along the said East line, for a distance of 431.28 feet to the Point of Beginning.

LOCATION: The Southwest corner of North Kendall Drive & S.W. 152 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.5 Acres

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)  
BU-1A (Business – Limited)  
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)